

When recorded return to:

Ramona Walton and Wallace F. Curtis
128 127th Street Southeast, E 104
Everett, WA 98208

205223-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Barbara J. Dusevoir, an unmarried person as her separate property** for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to **Wallace F. Curtis and Ramona Walton, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: Lot D-23-E (Revised), Mount Vernon Land Use No. LU 06-030

Tax Parcel Number(s): 4900-004-023-0500/P124818

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 205223-LT.

Dated: May 16, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222090

May 20 2022

Amount Paid \$8183.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Barbara J. Dusevoir
Barbara J. Dusevoir

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18 day of May, 2022 by Barbara J. Dusevoir.

Katey M. Von Hagel
Signature

Notary
Title

My appointment expires: 4-9-2024

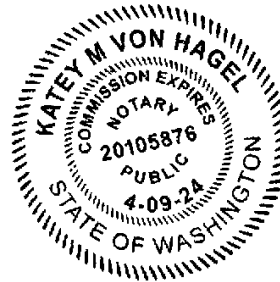


Exhibit A

Lot D-23-E, (Revised) "MOUNT VERNON LAND USE NO. LU 06-030", by Boundary Line Adjustment recorded February 14, 2008 under Auditor's File No. 200802140087, and approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of the Lots D-20 through D-25 (inclusive), "MADDOX CREEK P.U.D. PHASE 3", as per plat recorded on August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington, commonly known as View Crest Town Homes; and being more particularly described as follows:

Beginning at the Southerly most corner of said Lot D-23-R;
thence North $54^{\circ}38'47''$ East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;
thence North $36^{\circ}16'52''$ West for a distance of 72.19 feet to the TRUE POINT OF BEGINNING;
thence North $53^{\circ}48'08''$ East for a distance of 35.00 feet, more or less, to the Southwesterly line of Lot D-23-D Revised;
thence South $36^{\circ}16'52''$ East along said Southwesterly line, or line extended, for a distance of 52.00 feet;
thence South $53^{\circ}48'08''$ West for a distance of 35.00 feet, more or less, to a point bearing South $36^{\circ}16'52''$ East from the TRUE POINT OF BEGINNING;
thence North $36^{\circ}16'52''$ West for a distance of 52.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.